

007.0

0001

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

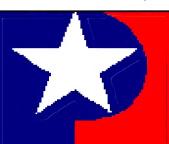
882,600 / 882,600

USE VALUE:

882,600 / 882,600

ASSESSED:

882,600 / 882,600



PROPERTY LOCATION

No	Alt No	Direction/Street/City
46-48		NEWCOMB ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BONITATIBUS DANIEL & KAREN	
Owner 2:	
Owner 3:	

Street 1: 48 NEWCOMB ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: BONITATIBUS PETER R-ANNA E -

Owner 2: -

Street 1: 46 NEWCOMB ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 3,528 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1920, having primarily Wood Shingle Exterior and 2565 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3528		Sq. Ft.	Site		0	80.	1.49	1									420,673						420,700	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
104		3528.000	461,900		420,700	882,600			6139
							GIS Ref		
							GIS Ref		
							Insp Date		
							12/08/17		

PREVIOUS ASSESSMENT

Parcel ID								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	104	FV	462,100	0	3,528.	420,700	882,800	882,800
2019	104	FV	358,600	0	3,528.	447,000	805,600	805,600
2018	104	FV	357,500	0	3,528.	326,000	683,500	683,500
2017	104	FV	335,200	0	3,528.	284,000	619,200	619,200
2016	104	FV	335,200	0	3,528.	241,900	577,100	577,100
2015	104	FV	298,500	0	3,528.	236,600	535,100	535,100
2014	104	FV	298,500	0	3,528.	194,600	493,100	493,100
2013	104	FV	310,700	0	3,528.	185,100	495,800	495,800

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BONITATIBUS PET	49336-116		4/24/2007	Family	99	No	No		Bonitatibus Peter D.O.D. 08/11/2013.
	8035-10		1/1/1901	Family		No	No	N	

BUILDING PERMITS											ACTIVITY INFORMATION										
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name									
6/30/2020	717	Porch	26,100	C					12/8/2017	Inspected	PH	Patrick H									
2/10/2017	150	Redo Kit	10,623	C				#48 Kitch reno	10/17/2017	MEAS&NOTICE	HS	Hanne S									
11/13/2015	1764	Alterati	1,221						4/15/2009	Meas/Inspect	163	PATRIOT									
12/5/2003	1052	New Wind	6,300						9/21/1999	Meas/Inspect	256	PATRIOT									

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 13 - Multi-Garden				Full Bath: 1	Rating: Average			A Bath: 1	Rating: Good										
Sty Ht: 2A - 2 Sty +Attic				3/4 Bath:	Rating:							7	EFP		8				
(Liv) Units: 2	Total: 2			A 3QBth:	Rating:			A 1/2 Bath:	Rating:			OFFP	16						
Foundation: 2 - Conc. Block				A HBth:	Rating:			OthrFix:	Rating:										
Frame: 1 - Wood												19							
Prime Wall: 1 - Wood Shingle												UAT							
Sec Wall:		%										SFL							
Roof Struct: 1 - Gable												FFL							
Roof Cover: 1 - Asphalt Shgl				Kits: 2	Rating: Average							BMT							
Color: BEIGE				A Kits:	Rating:							42							
View / Desir:				Frl:	Rating:							14							
GENERAL INFORMATION				WSFlue:	Rating:							SFL							
Grade: C - Average												OFFP							
Year Blt: 1920	Eff Yr Blt:											10	2	18	6				
Alt LUC:		Alt %:										WDK							
Jurisdct:		Fact:	.									OFFP	26						
Const Mod:																			
Lump Sum Adj:																			
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26.	%		Exterior:	No Unit	RMS	BRS	FL							
Prim Int Wall: 2 - Plaster				Functional:				Interior:	2	5	2								
Sec Int Wall:		%		Economic:				Additions:											
Partition: T - Typical				Special:				Kitchen:											
Prim Floors: 3 - Hardwood				Override:				Baths:											
Sec Floors: 4 - Carpet	25%				Total:	26.4	%	Plumbing:											
Bsmnt Flr: 12 - Concrete								Electric:											
Subfloor:								Heating:											
Bsmnt Gar:								General:											
Electric: 3 - Typical																			
Insulation: 2 - Typical																			
Int vs Ext: S																			
Heat Fuel: 1 - Oil																			
Heat Type: 5 - Steam																			
# Heat Sys: 1																			
% Heated: 100		% AC:																	
Solar HW: NO	Central Vac:	NO																	
% Com Wall		% Sprinkled:																	
MOBILE HOME				Make:				Model:				Serial #:			Year:	Color:			
SPEC FEATURES/YARD ITEMS																			
PARCEL ID 007.0-0001-0005.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact Juris. Value			
2	Frame Shed	D	Y		10X12	A	AV	2000		0.00	T	15.2	104						
More: N	Total Yard Items:													Total:					
Total Special Features:																			

